

***Village of Barrington  
Zoning Board of Appeals  
Minutes Summary***

Date: November 4, 2003

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Patricia Pokorski, Chair, Zoning Board of Appeals  
Robert Henehan, ZBA  
Ryan Julian, ZBA  
Bruce Kramer, ZBA  
Victoria Perille, ZBA

Staff Members: Jeff O'Brien, Acting Senior Planner

***Call to Order***

Chairperson Pokorski called the meeting to order at 7 p.m. Roll Call noted the following: Patricia Pokorski, Chair, present; Ryan Julian, absent; Bruce Kramer, present; Peg Moston, absent; Victoria Perille, present; and Robert Henehan, present. There being a quorum established, the meeting proceeded.

***Chairperson's Remarks***

Ms. Pokorski stated the order of the evening's agenda.

***New Business***

**ZBA 03-12 Wight-Frost, Inc. (233 West Northwest Highway)**

Petitioner: Mike Assad, Wight-Frost, Inc.; George Wight, Jr., Wight-Frost, Inc.; Alexander Eugenides, attorney for the petitioner.

Ms. Pokorski announced the proceedings for the public hearing. She swore in all who would be speaking on the petition.

Mr. Eugenides presented the petition. He discussed the basic proposal and the petitioners' request. Mr. Eugenides noted that the petitioners held a neighborhood meeting prior to the public hearing and had received only three comments of support from neighboring property owners – two phone calls and one attendee.

Mr. Eugenides discussed the special use and variation standards. He noted that the project meets all of the standards listed in the Zoning Ordinance. He noted that the petitioners had a preliminary meeting with the ARC in August and were awaiting the ZBA recommendation before proceeding to the ARC for the final meeting.

Mr. Assad discussed the history of the Dairy Queen Grill and Chill and the concept of the restaurant. He noted that the buildings are typically upscale in nature and provide terrace seating. Mr. Assad noted that the customer counts will be lower than McDonald's, but average ticket prices will be higher. He noted that there will be changes to on-site parking due to the addition of the drive-through lane. Mr. Assad stated that the supply of parking will exceed demand even with the addition of the drive-through.

Mr. Assad discussed the specifics of the building. He noted that it will be primarily constructed of stone and stucco. Mr. Assad noted the difficulties in placing a sign on the site. He noted that mature landscaping and sight-line issues presented hardships, thus they were requesting a variation from the sign setback from Northwest Highway.

Mr. O'Brien presented the staff report. He noted that the petitioners would need at least one more meeting with the ARC before proceeding to the Board of Trustees. Mr. O'Brien clarified that the petitioners were requesting a six foot variation for the monument sign, which would create a four foot setback from Northwest Highway. He noted that staff was recommending approval of the special use and variation.

Ms. Pokorski asked why staff was recommending approval of the variation.

Mr. O'Brien noted that the traffic safety issues and the mature landscaping were concerns to staff. He also stated that staff believed the petitioners' proposed site was the best option for signage on the property.

Ms. Pokorski asked why ZBA members were no longer invited to the technical review. She recalled that members had been invited in the past.

Mr. O'Brien noted that the previous Village Manager, Robert Irvin, had discontinued having a member of each commission present at the technical review because it had created problems on a particular petition.

*Mr. Julian entered at 7:30 PM.*

Ms. Pokorski asked about special use standard #8 in the staff report. She questioned how the site could continue to perform at its previous level with the addition of the drive-through lane.

Mr. O'Brien explained that the Village's traffic engineer had determined that, even with the drive-through lane, traffic would continue to flow to, through, and from the site as it had in the past. He noted that the site had been performing at an acceptable level as a fast-food restaurant and would continue to do so.

Mr. Assad commented on traffic and how customers typically use Dairy Queen Grill and Chills and the traffic patterns to usually result.

Ms. Perille asked if traffic would increase.

Mr. O'Brien explained that it would due to the drive-through; however, staff felt that the site would continue to perform properly. He noted staff's original request to orient the site to Lions Drive; however, this alternative was not acceptable to the Park District.

Ms. Pokorski asked about special use standard #10 in the staff report. She questioned what E.I.F.S is and why staff was not in favor of it.

Mr. O'Brien explained what E.I.F.S is and that the Zoning Ordinance prohibits this material in the B-1 District.

Ms. Perille asked if the petitioner had satisfied the other concerns outlined in the staff technical review letter.

Mr. O'Brien stated that all of the outstanding issues were addressed in staff's conditions.

Mr. Henahan asked the petitioners about the signage. He noted that it was toned down from normal Dairy Queen signage.

Mr. Assad noted that the signage was toned down partially due to staff's requests and partially due to the image that the restaurant is trying to project with the Grill and Chill product.

Ms. Pokorski asked for any further comments from the ZBA and then asked for a motion.

**MOTION #1:** Mr. Henehan moved and Ms. Perille seconded a motion to recommend approval of ZBA 03-12, adopting staff's findings as the Zoning Board of Appeals', relative to the special use for a drive-through facility to the Board of Trustees with the following conditions:

1. A lighting plan in conformance with the zoning regulations shall be submitted prior to issuance of building permits.
2. All planting of trees, shrubs, ground cover, perennials, and sod shall be performed at the appropriate season.
3. The petitioner shall be required to enter into a maintenance agreement with the Village to ensure proper maintenance and up-keep of all landscape features.
4. The petitioner will be required to provide separate fire and domestic water lines.
5. Exterior building materials shall meet the zoning requirements for the B-1 General Business Service District and the requirements of a Certificate of Approval.

Roll call vote noted the following:

Pokorski – yes

Julian – yes

Kramer – yes

Perille – yes

Henehan – yes

**Motion carries 5-0.**

**MOTION #2:** Ms. Perille moved and Mr. Kramer seconded a motion to recommend approval of ZBA 03-12, adopting staff's findings as the Zoning Board of Appeals', relative to the variation for the proposed monument sign setback to the Board of Trustees.

Roll call vote noted the following:

Pokorski – yes

Julian – yes

Kramer – yes

Perille – yes

Henehan – yes

**Motion carries 5-0.**

### ***Approval of Minutes***

Ms. Pokorski stated the ZBA would review the minutes of January 7, 2003; August 5, 2003 and October 7, 2003.

The ZBA discussed changes to the October 7, 2003 minutes and directed staff to revise the minutes.

**MOTION:** Mr. Henehan moved to approve the minutes of the October 7, 2003 meeting as modified by the Zoning Board of Appeals. Ms. Perille seconded. Voice vote noted all yes.

The ZBA discussed the August 5, 2003 minutes. They made several modifications and directed staff to make the changes.

**MOTION:** Mr. Julian moved to approve the minutes of the August 5, 2003 meeting as modified by the Zoning Board of Appeals. Mr. Henehan seconded. Voice vote noted all yes.

Ms. Pokorski stated that the January 7, 2003 minutes would be discussed in December.

### **PLANNER'S REPORT**

Mr. O'Brien stated that there were a couple of potential petitions for the December meeting. He gave an update on several cases that the ZBA had reviewed and their current status.

**ADJOURNMENT**

MOTION: Mr. Julian moved to adjourn. Mr. Henehan seconded. Voice vote recorded all yes. The meeting was adjourned at approximately 8:45 pm.

Respectfully submitted,  
Jeff O'Brien, Acting Senior Planner

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Patricia Pokorski, Chairperson  
Zoning Board of Appeals